

10-4-5: WATER AND WATER SUPPLY:

- A. Site Plan Required: The developer shall submit a site plan prepared by a professional engineer showing the property boundary with topography, possible home locations, and the proposed roads and driveways. A construction cost opinion to serve the proposed development with a community water system serving all lots, and a cost opinion of individual water systems will be prepared and submitted to the county for review.
- B. Clustering; Central System: Clustering of homes should be considered and may be beneficial in rural and lower density developments. Clustering allows for reduced infrastructure of roads, driveways and water and sanitary sewer systems when compared with sprawl developments. Clustering may promote the visual integrity of development as viewed from within the development. The construction of a central community water system is encouraged to provide more effective water resources in case of wildfire. If clustering of homes is not achievable in rural developments, individual wells, storage tanks and fire suppression systems for each individual lot will be reviewed and considered by the PCFSD. Consideration should be given to tying into a neighboring community water system if one exists. Water supply and water infrastructure shall be in place and serviceable prior to any combustible construction taking place.
- C. Community System To Serve All Lots With Central System:
1. Water Distribution Lines: The minimum size of main lines for any system will be eight inches (8") in diameter and will be sized larger if flows and velocities dictate.
 2. Fire Hydrants: Fire hydrants will be installed in accordance with fire district requirements. Fire hydrant spacing will be a maximum of five hundred feet (500') between hydrants, except in minor development where the restriction shall be a maximum of one hundred fifty feet (150') from any dwelling, but no less than fifty feet (50') from the dwelling unless otherwise approved by PCFSD.
 3. Fire Flow Requirements: The fire flow requirement for rural residential development of five (5) or more building lots or dwellings will be a minimum of one thousand (1,000) gallons per minute.
 4. Water Storage:
 - a. Storage For Firefighting Use: Water storage will be provided to support the required minimum fire flow of one thousand (1,000) gallons per minute for a duration of two (2) hours.
 - b. Residential Indoor Storage: Additionally, water storage shall have a capacity of four hundred (400) gallons per equivalent residential connection for indoor use.
 - c. Irrigation Storage: Most of the Snyderville Basin falls within zone 2, irrigation crop consumptive use zone. This zone requires one thousand eight hundred thirteen (1,813) gallons of storage for each irrigated acre.
 5. Water Source Delivery Capacity:
 - a. Indoor Sources: Sources must be capable of providing eight hundred (800) GPD/equivalent residential connection for indoor use. The water supplier must possess, and provide to the county, documentation which grants the legal right to the required amount of

water.

b. Irrigation Source: Within the irrigated crop consumptive use - zone 2, the source must be capable of providing 2.80 gallons per minute per irrigated acre. Where an engineer, developer or water supplier claims that there will be no outside use of water (e.g., in a summer home development) documentation, typically a copy of the restrictive covenants and a note on the recorded plat, must be provided to prove the legal means exist to restrict outside use.

c. Source Protection: Concentrated sources of pollution should be located as far as possible from all culinary well sources. To ensure that protection is available, the water supplier must either own the protection zone and agree not to locate or permit concentrated sources of pollution within it or, if the water supplier does not own the land in question, he must obtain a land use agreement with the owner of the land by which the landowner agrees not to locate or permit "concentrated sources of pollution" within the protection zone.

d. Binding Restriction: In both of these above situations, the restriction must be binding on all heirs, successors and assigns. The land use restriction must be recorded with the property description in the county recorder's office. Copies of this recording must be submitted to the division of drinking water for review.

e. Publicly Owned Lands: Publicly owned lands containing protection zones need not be recorded in the recorder's office. However, a written statement must be obtained from the administrator of the land in question. This statement must meet all other requirements with respect to the establishing of a protection zone as described in this section.

6. Water Supply To Lots: The house water service line shall be at least one and one-half inches (1 1/2") in diameter or larger to provide adequate flow and pressure meeting fire sprinkler demands.

7. Water Line Burial: Water lines shall be buried a minimum of six feet (6') deep unless elevation dictates deeper burial.

D. Individual Water Systems On Each Lot:

1. Water Storage: All dwellings will require a water storage system for firefighting purposes. Water storage to be within a tank as dictated by NFPA std. 22, as water reserves, exclusive of storage for domestic, irrigation and fire sprinkler system use. The amount of required water storage is based upon the useable floor area of the dwelling, including attached garages. The amount of required water storage is five thousand (5,000) gallons of water storage for every two thousand (2,000) square feet of useable floor area, or fraction thereof.

2. Water Source:

a. Source Identification: Prior to preliminary approval by the county, a source, or sources, of water to the proposed project must be identified. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of one or more test wells as determined by a qualified geotechnical engineer. Well logs will be submitted to the county identifying the depth and yield of the well. The source must be consistently available at sufficient quantities to supply domestic, and irrigation needs according to state regulations. In all cases a well, or wells, of sufficient capacity at each proposed building location will be required prior to building permit issuance. Language shall be included on the final recordation plat and within the projects CC&Rs that

identifies the process for obtaining a building permit as it is related to water rights and well drilling confirmation. A water right and associated well permit will remain with the lot and is not transferable.

b. Source Protection: Concentrated sources of pollution should be located as far as possible from all culinary well sources. To ensure that protection is available, the water supplier must either own the protection zone and agree not to locate or permit concentrated sources of pollution within it or, if the water supplier does not own the land in question, he must obtain a land use agreement with the owner of the land by which the landowner agrees not to locate or permit "concentrated sources of pollution" within the protection zone.

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3. Exterior Fire Suppression Dry Standpipe System: An exterior fire suppression dry standpipe system will be designed and constructed at the time of home construction to provide PCFSD the ability to use the water storage for external fires.

4. Dry Hydrants/Draft Site: The dry hydrant/draft site will be provided at all individual water systems intended for fire protection use. The design, construction, location, access and access maintenance of the dry hydrant/draft site must be approved by PCFSD. The dry hydrant/draft site must have emergency vehicle access designed and constructed in accordance with section III-A, roads and streets. The dry hydrant/draft site must be clearly identified in a manner approved by the PCFSD to identify the location and to prevent obstruction by parking and other obstructions. The dry hydrant/draft site is also subject to periodic tests such that the system is operative at all times.

E. Water System Concurrency Management:

1. All water systems shall meet the availability, distribution and delivery system, capacity, storage, design and construction requirements of the state division of drinking water and such approval shall be provided before final subdivision plat, final site plan, conditional use, or low impact permit approval.

2. Legal rights to the proposed water source shall be certified in writing by the state division of water rights and shall be provided before final subdivision plat, final site plan, conditional use, or low impact permit approval. The county shall not accept an application or certificate that has lapsed, expired or been revoked by the state engineer.

3. Evidence of coordination with the private or public water service provider, including an agreement for service, service commitment letter, or other binding agreement for the provision of water shall be provided before final subdivision plat, final site plan, conditional use, or low impact permit approval.

4. A certificate of convenience and necessity or an exemption therefrom, issued by the state public service commission, for the proposed water supplier, including an indication of the

service area of the proposed water supplier, shall be provided prior to permit approval.

5. Individual water systems, which may be permitted by the county, shall only be permitted in mountain/remote areas designated on the land use plan map and in areas where there are appropriately sized lots for which a community system is not feasible. (Ord. 323, 3-9-1998)